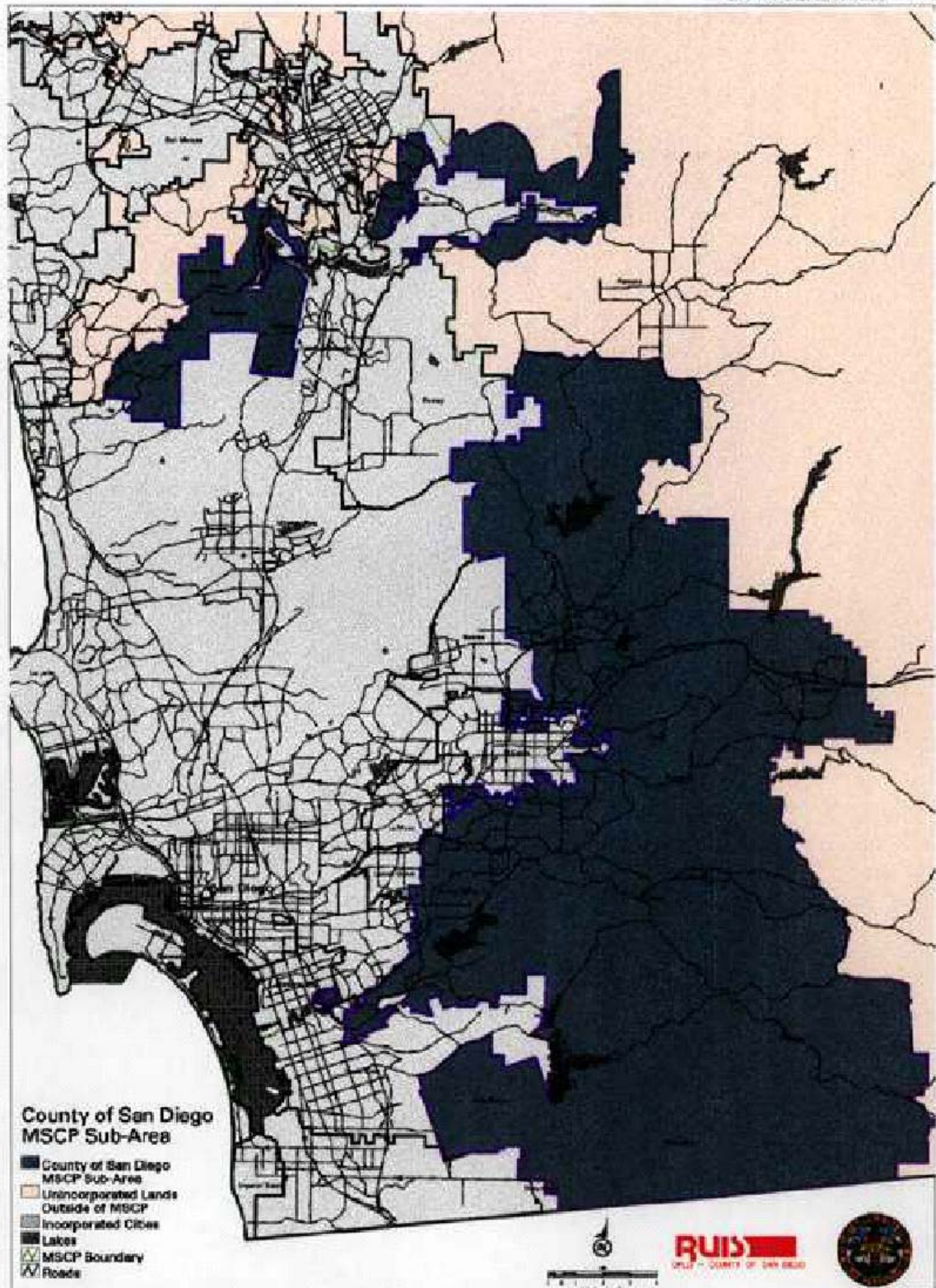
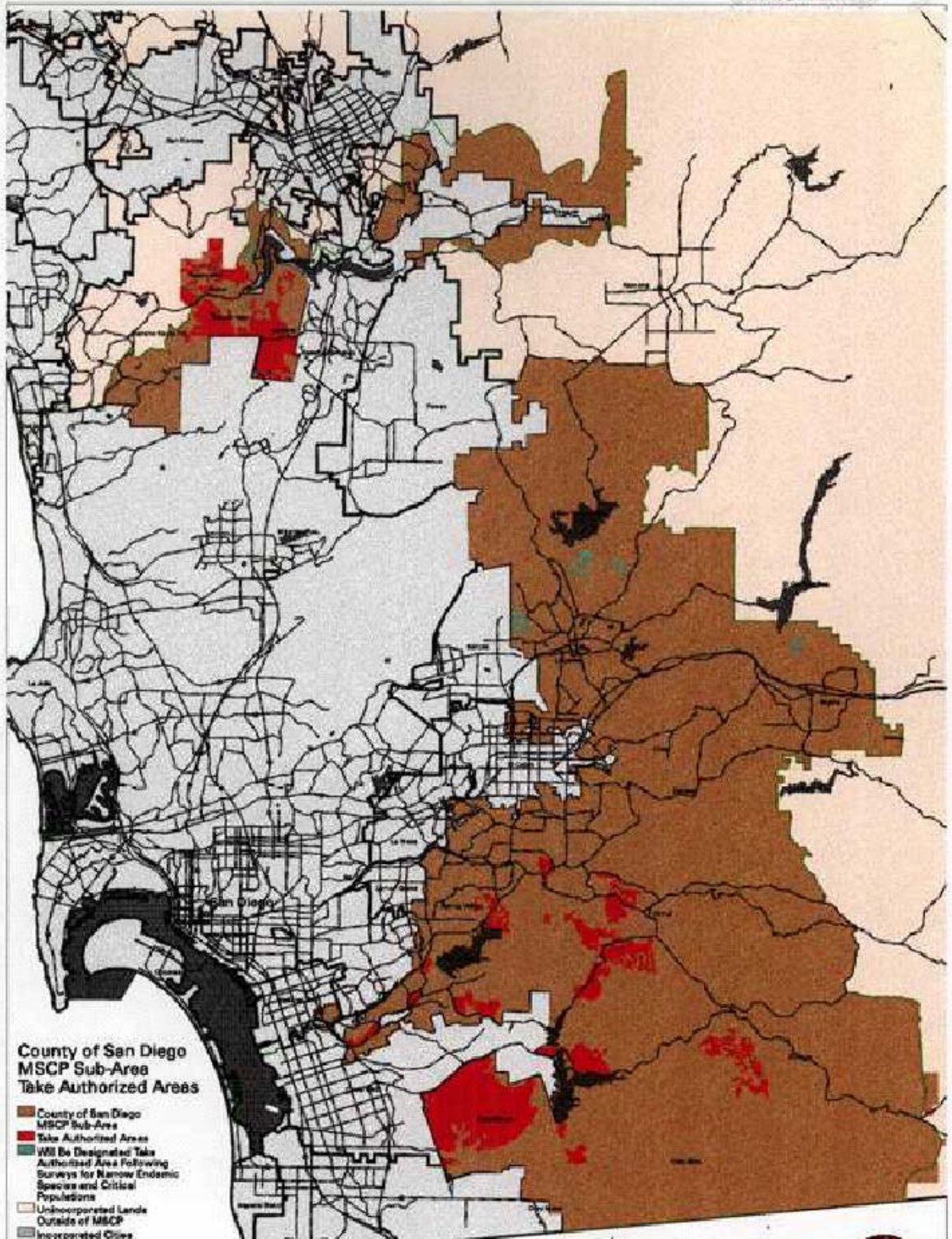


ATTACHMENT A





ATTACHMENT C

**LIST OF CRITICAL POPULATIONS OF SENSITIVE PLANT SPECIES
WITHIN
THE MSCP SUBAREA**

Species	Critical Population(s)
Dean's milk-vetch area),	Sweetwater River (north Singing Hills, Sloane Canyon
Orcutt's Brodiaea Reservoir	North of San Vicente
Slender-pod jewelflower	Wilcat Canyon, Poway/Sanrex, Fortuna Mountain, Dehesa (North of River)
Felt-leaved monardella	Sequan Peak, Iron Mountain
Gander's Butterweed El	El Cajon Mountain (between Capitan and San Vicente Reservoir)
Narrow-leaved nightshade Grade	Silverwood, Fernbrook (near Mussey Road)
Parry's tetracoccus	Dehesa

A map depicting the locations of Critical Populations shown on this attachment is on file with the County at the Department of Planning and Land Use, 5201 Ruffin Road, San Diego, California 92123.

ATTACHMENT D

**RARE, NARROW ENDEMIC ANIMAL SPECIES
KNOWN FROM SAN DIEGO COUNTY WITHIN THE MSCP SUBAREA***

<u>Specific name</u>	<u>Common name</u>	<u>Status</u>
Mammals:		
<i>Perognathus longimembris pacificus</i> SSC	Pacific pocket mouse	FE,
Birds:		
<i>Aquila chrysaetos</i>	golden eagle (nesting)	SSC
<i>Falco peregrinus anatum</i>	American peregrine falcon	CE, FE
<i>Sterna antillarum browni</i>	California least tern	CE, FE
<i>Passerculus Sandwichensis Beldingi</i>	Belding's savannah sparrow	CE
<i>Rallus longirostris levipes</i>	light-footed clapper rail	CE, FE
<i>Laterallus jamaicensis coturniculus</i>	California black rail	CT
<i>Coccyzus americanus occidentalis</i>	western yellow-billed cuckoo	CE
<i>Empidonax traillii extimus</i>	southwestern willow flycatcher	CE, FE
<i>Campylorhynchus brunneicapillus couesi</i>	coastal cactus wren	SSC
<i>Vireo belli pusillus</i>	least Bell's Vireo	FE, CE
<i>Speotyto cunicularia hypugaea</i>	burrowing owl	SSC
Reptiles:		
<i>Clemmys marmorata pallida</i>	southwestern pond turtle	SSC
Amphibians:		
<i>Bufo microscaphus californicus</i> SSC	arroyo southwestern toad	FE,
<i>Rana aurora draytoni</i> SSC	California red-legged frog	FT,
Fishes:		
<i>Eucyclogobius newberryi</i> SSC	tidewater goby	FE,
Invertebrates:		
<i>Branchinecta sandiegoensis</i>	San Diego fairy shrimp	FE
<i>Streptocephalus wootoni</i>	Riverside fairy shrimp	FE
<i>Euphydryas editha quino</i>	Quino checkerspot butterfly	FE
<i>Euphys vestris harbisoni</i>	Dun skipper	
<i>Mitoura thornei</i>	Thomes hairstreak butterfly	
<u>Status (Federal/State)</u>		

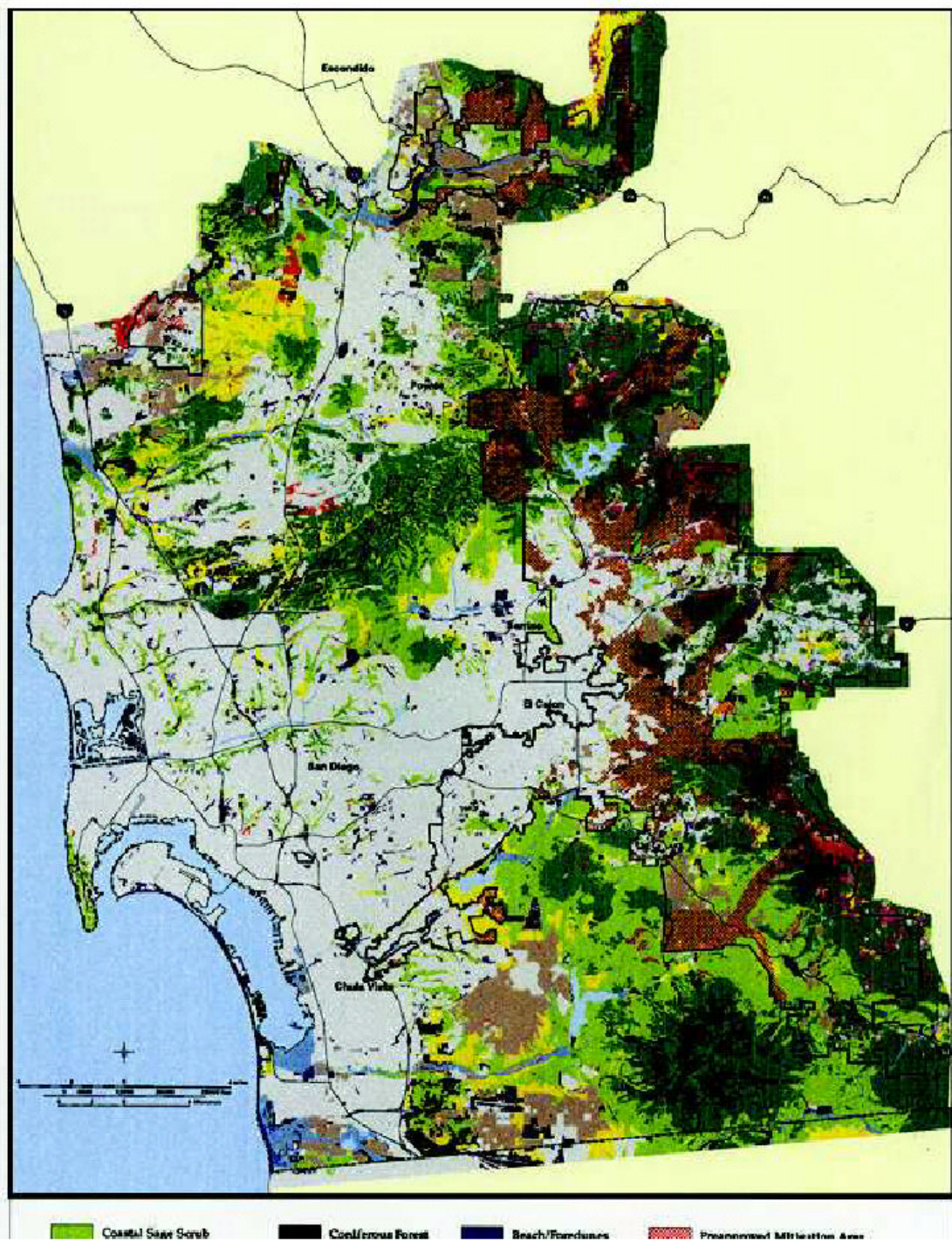
FE = Federally endangered

ATTACHMENT E

LIST OF NARROW ENDEMIC PLANT SPECIES WITHIN THE MSCP SUBAREA*

Scientific Name Jamul	Common Name	Known from Metro-Lakeside-
<i>Acanthomintha ilicifolia</i>	San Diego thorn-mint	yes
<i>Agave shawii</i>	Shaw's agave	
<i>Ambrosia pumila</i>	San Diego ambrosia	yes
<i>Baccharis vanessae</i>	Encinitas baccharis	yes
<i>Brodiaea filifolia</i>	thread-leaved brodiaea	
<i>Calochortus dunnii</i>	Dunn's mariposa lily	
<i>Ceanothus cyaneus</i>	Lakeside ceanothus	yes
<i>Dudleya brevifolia</i>	short-leaved dudleya	
<i>Dudleya variegata</i>	variegated dudleya	yes
<i>Ericameria palmeri</i> ssp. <i>palmeri</i>	Palmer's ericameria	yes
<i>Hemizonia conjugens</i>	Otay tarplant	
<i>Lepechinia cardiophylla</i>	heart-leaved pitcher sage	yes
<i>Lepechinia ganderi</i>	Gander's pitcher sage	
<i>Mahonia nevinii</i>	Nevin's barberry	not known
<i>Monardella linoides</i> ssp. <i>viminea</i>	willowy monardella	
<i>Nolina interrata</i>	Dehesa bear grass	yes
<i>Opuntia parryi</i> var. <i>serpentina</i>	snake cholla	

*See Attachment A, MSCP Boundary Map



ATTACHMENT G

PRESERVE DESIGN CRITERIA

Goals and criteria for conservation of core and linkage areas on both a project-by-project basis and for the Segment as a whole are to:

- 1) Acknowledge the no-net-loss-of-wetlands standard that individual projects must meet to satisfy state and federal wetland goals, policies, and standards and implement applicable County ordinances with regards to wetland mitigation;
- 2) Include measures to maximize the habitat structural diversity of conserved habitat areas, including conservation of unique habitats and habitat features (e.g., soil types, rock outcrops, drainages, host plants);
- 3) Provide for the conservation of spatially representative (e.g., north of I-8 vs. south of I-8) examples of extensive patches of coastal sage scrub and other habitat types that were ranked as having high and very high biological value by the MSCP habitat evaluation model;
- 4) Create significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitats. Subsequently, using the criteria set out in Chapter 6, Section 6.2.3 of the MSCP Plan, potential impacts from new development on biological resources within the preserve that should be considered in the design of any project include access, nonnative predators, nonnative species, illumination, drain water (point source), urban runoff (non-point source), and noise. County staff shall determine specific measures necessary to contain impacts from a new development project, and thereby avoid, reduce or mitigate edge effects on the preserve to less than significant levels.
- 5) Provide incentives for development in the least sensitive habitat areas;
- 6) Minimize impacts to narrow endemic species and avoid impacts to core populations of narrow endemic species;
- 7) Preserve the biological integrity of linkages between Biological Resource Core Area; and
- 8) Achieve the conservation goals for covered species and habitats.

ATTACHMENT H

DESIGN CRITERIA FOR LINKAGES AND CORRIDORS

The following are the design criteria to protect the biological values of regional linkages and corridors:

- (1) Habitat linkages as defined by the Biological Mitigation Ordinance, rather than just corridors, will be maintained.
- (2) Existing movement corridors within linkages will be identified and maintained.
- (3) Corridors with good vegetative and/or topographic cover will be protected.
- (4) Regional linkages that accommodate travel for a wide range of wildlife species, especially those linkages that support resident populations of wildlife, will be selected.
- (5) The width of a linkage will be based on the biological information for the target species, the quality of the habitat within and adjacent to the corridor, topography, and adjacent land uses. Where there is limited topographic relief, the corridor must be well vegetated and adequately buffered from adjacent development.
- (6) If a corridor is relatively long, it must be wide enough for animals to hide in during the day. Generally, wide linkages are better than narrow ones. If narrow corridors are unavoidable, they should be relatively short. If the minimum width of a corridor is 400 feet, it should be no longer than 500 feet. A width of greater than 1,000 feet is recommended for large mammals and birds. Corridors for bobcats, deer, and other large animals should reach rim-to-rim along drainages, especially if the topography is steep.
- (7) Visual continuity (i.e., long lines-of-sight) will be provided within movement corridors. This makes it more likely that the animals will keep moving through it. Developments along the rim of a canyon used as a corridor should be set back from the canyon rim and screened to minimize their visual impact.

- (8) Corridors with low levels of human disturbance, especially at night, will be selected. This includes maintaining low noise levels and limiting artificial lighting.
- (9) Barriers, such as roads, will be minimized. Roads that cross corridors should have 10-foot high fencing that channels wildlife to underpasses located away from interchanges. The length-to-width ratio for wildlife underpasses is less than 2, although this restriction can be relaxed for underpasses with a height of greater than 30 feet.
- (10) Where possible at wildlife crossings, road bridges for the vehicular traffic rather than tunnels for wildlife use will be employed. Box culverts will only be used when they can achieve the wildlife crossing/movement goals for a specific location. Crossings will be designed as follows: sound insulation materials will be provided; the substrate will be left in a natural condition, and vegetated with native vegetation if possible; a line-of-sight to the other end will be provided; and, if necessary, low-level illumination will be installed in the tunnel.
- (11) If continuous corridors do not exist, archipelago (or stepping-stone) corridors may be used for short distances. For example, the gnatcatcher may use disjunct patches of sage scrub for dispersal if the distance involved is under 1-2 miles.

Population Viability Analysis for the California Gnatcatcher within the MSCP Study Area

Prepared for:

**The Clean Water Program
City of San Diego**

Prepared by:

**Patrick J. Mock, Ph.D.
Senior Wildlife Biologist
Biological Resources Group
Ogden Environmental and Energy Services Co., Inc.
5510 Morehouse Drive
San Diego, CA 92121**

Project No. 110921000

**March 1992
Revised February 1993**

ATTACHMENT K

LIST OF SAN DIEGO COUNTY VEGETATION COMMUNITIES AND THEIR TIER LEVELS WITHIN THE MSCP*

TIER I

Closed Cone Coniferous Forest including Torrey Pine Woodland and Cypress Forest
Coastal Bluff Scrub
Southern Maritime Chaparral**
Mafic Southern Mixed Chaparral and Mafic Chamise Chaparral
Native Grassland
Oak Woodlands and Broad Leaved Upland Forest
Wetlands**, including Vernal Pools, Alkali Marsh, Freshwater Marsh,
Riparian Forests, Riparian Woodlands, and Riparian Scrubs
Maritime Succulent Scrub**

TIER II

Coastal Sage Scrub
Coastal Sage-Chaparral Scrub
Flat-topped Buckwheat

TIER III

Chaparral except for Southern Maritime Chaparral and Mafic Chamise
and Mafic Southern Mixed Chaparral
Non-native grassland ***

TIER IV (Lands which do not support natural vegetation and which are not regulated by this ordinance)

Disturbed Lands
Agricultural Lands
Eucalyptus Woodland

* Impacts to vegetation communities within the MSCP Subarea shall be mitigated within the MSCP Subarea shown on Attachment A.

** These vegetation communities require in-kind mitigation.

*** Notwithstanding any mitigation ratios set out in Attachment M, non-native grasslands shall be mitigated at the ratio of 0.5 acres of mitigation land for every 1.0 acres of land impacted. Occupied Burrowing owl habitat shall be mitigated according to the Biological Mitigation Ordinance.

COUNTY OF SAN DIEGO, CALIFORNIA BOARD OF SUPERVISORS POLICY		
Subject	Policy Number	Page
MITIGATION BANKING POLICY	I-117	1 of 8
<p><u>Purpose</u></p> <p>This Mitigation Banking Policy is intended to set forth the procedures to be followed in establishing, using, and managing mitigation banks. This Policy is divided in two sections, as follows.</p> <p>Section 1: Addresses the issue of establishing and administering County owned and managed mitigation banks.</p> <p>Section 2: Addresses the issue of recognizing and using private mitigation banks.</p> <p>This Policy will streamline planning for public and private projects because off-site mitigation credits to meet State and Federal Endangered Species Acts ("ESA") and California Environmental Quality Act ("CEQA") requirements will be readily available. Additionally, this Policy will further the goals of the County Open Space Program by directing mitigation to areas in the County with the highest biological value, resulting in optimal use of the preserved land. Elements of this Policy include the following:</p> <p><u>Section 1. County Mitigation Banks.</u></p> <p>A. Management framework for overseeing the County's Mitigation Bank Program;</p> <p>B. Criteria for selecting lands to be included in mitigation banks;</p> <p>C. Process for establishing credits in mitigation banks;</p> <p>D. Process for using credits in the bank;</p> <p>E. Ownership requirements;</p> <p>F. Land/resource management/assessment of costs;</p> <p>G. Funding requirements.</p> <p><u>Section 2. Private Mitigation Banks.</u></p> <p>A. County recognition of private mitigation banks;</p>		

- B. Process for using credits in the bank.
- C. Administration of privately owned banks.

Background

The County of San Diego carries out a variety of projects to meet its goal of serving the public. These include, but are not limited to, road construction and improvement projects; operation and expansion of solid waste facilities, airports, sewage treatment facilities, courthouse administration, building and operation and expansion

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BOARD OF SUPERVISORS POLICY**

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of detention centers; and construction and improvement of parks. In addition, private development projects for residential, commercial, industrial, recreational, and other purposes are regularly processed through the County. These public and private projects often cause the disturbance of habitat for sensitive species, resulting in the need to mitigate project impacts. A mitigation bank is a technique whereby the County or a private party acquires and manages open space lands for preservation ahead of any need for mitigating a County or private project. Establishment of a County mitigation bank, from which credits may be withdrawn as County projects proceed, will save the County money in mitigation acquisition costs, and will streamline the CEQA process and the granting of approvals under the State and Federal ESAs. Establishing procedures to be followed in using private mitigation banks will likewise streamline the CEQA process for private development projects.

Policy

It is the policy of the Board of Supervisors that:

The County will assemble land within mitigation banks to meet the resource needs of County public projects. The County will also encourage assemblage of land within private mitigation banks.

Section 1. County Mitigation Banks.

- A. Management Framework.

The Chief Administrative Officer shall appoint a Mitigation Bank Technical Committee ("MBT Committee") for overseeing the County's Mitigation Bank Program. The MBT Committee shall include directors or their representatives of the Departments of Parks and Recreation, General Services, Planning and Land Use and Public Works. The purpose of this MBT Committee is to review proposals for mitigation banks to determine conformance to the provisions of this Policy and to make recommendations to the Board of Supervisors, and the Chief Administrative Officer, on the establishment and operation of County mitigation banks. The Committee shall select from its members a Chairperson.

B. Criteria.

The following criteria shall be used in selecting the land to be designated and/or acquired as a County mitigation bank:

1. The property should include sensitive and listed plant and animal species. Property that has the potential for revegetation of sensitive habitat may be considered.
2. The property should be large enough to sustain the biological viability of the resources present or should be adjacent to other permanently protected land so that in combination, the biological viability of the resources will be ensured.

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3. The property should contribute to implementation of the County Open Space Planning efforts where adopted or be identified as high value areas on resource evaluation maps.
4. For property which is to be acquired by the County for a County owned mitigation bank, the property owner must be willing to sell or donate the property to the County.

The following types of property shall not be considered for mitigation banking purposes:

1. Property previously designated for park use or open space purposes; property acquired in the past for mitigation purposes; property designated for a public purpose which is not consistent with habitat/resource protection, ie: Circulation

Element right-of-way, or Solid Waste Facility.

2. Property in County ownership which was acquired with funds limiting the use of the property to certain purposes. Examples include property acquired with the road fund and park property acquired with State Bond Act funds, which restricts the use of the land.

C. Process for Establishing Credits in County Banks.

1. Property currently in County ownership or control will be evaluated by the MBT Committee based on the criteria set forth in Section 1. B. above, for potential inclusion in a mitigation bank. An environmental review of the resources present on the site should be performed, and a report generated which includes information on the baseline environmental data (type, quality, extent and location of resources) on the property. The amount of credit to be granted in a bank shall be determined based upon negotiations with the U.S. Fish and Wildlife Service and the California Department of Fish and Game ("the Wildlife Agencies"), using guidelines set forth in the Official Policy on Conservation Banks, adopted April 7, 1995 by the California Resources Agency and the California Environmental Protection Agency. Credits shall be based on the location of the property and resources present on the site. Once the property has been determined by the MBT Committee to be appropriate for inclusion in a bank, and an estimated number of credits determined, the Department of Planning and Land Use should develop a mitigation banking agreement ("Agreement"), in a form approved by County Counsel, and should negotiate the terms of such Agreement with the Wildlife Agencies. The Agreement shall set forth the number of credits available for the property proposed for inclusion in the mitigation bank and a management plan for the property. The Agreement shall be approved by the Board of Supervisors.
2. Each County department shall maintain a list of public projects planned for the upcoming five years. An estimate as to the type and amount of habitat likely to be disturbed by the project should also be prepared. A master compilation of this list shall be maintained by the Department of Planning

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and Land Use. If the County owned bank is exhausted, or the bank does not contain credits of the type needed for a future County project, property should be acquired for mitigation banking purposes, using criteria set forth in Section 1. B., above. Prior to seeking property for inclusion in the bank, the master list of future projects should be consulted to determine what type of habitat to purchase.

3. In acquiring property for County owned mitigation banks, the County will rely on acquiring properties from willing sellers and will not use the power of eminent domain. Once a suitable site for acquisition by the County is found, an environmental review of the resources present on the site should be performed, and a report generated which includes information on the baseline environmental data (type, quality, extent and location of resources) on the property. The amount of credit to be granted in a bank shall be determined based upon negotiations with the Wildlife Agencies, using guidelines set forth in the Official Policy on Conservation Banks, adopted April 7, 1995 by the California Resources Agency and the California Environmental Protection Agency. Credits shall be based on the location of the property and resources present on the site. Informal agreement as to the number of credits available should be reached with the Wildlife Agencies prior to requesting authorization from the Board of Supervisors to purchase the site. Purchase of the site should be contingent upon approval of an Agreement, in a form approved by County Counsel, by the Wildlife Agencies and the Board of Supervisors.

D. Process for Using Credits in the Bank.

The Department of Planning and Land Use shall be responsible for administering and accounting for the credits created by County Mitigation Banking Agreements.

County departments shall analyze their need for mitigation for a project early in the environmental review process. Once the need for mitigation for a particular project is known, the project planner/manager shall contact Planning and Land Use to determine whether credits are available in a County owned mitigation bank to satisfy the project mitigation requirements.

Use of mitigation credits from mitigation banks must be approved by the County discretionary body responsible for certifying/approving the necessary environmental documents for the project, with concurrence from the Resource Agencies. The Department of Planning and Land Use shall be notified when a project has been approved which utilizes credits from a County mitigation bank. The Department of Planning and Land Use shall be responsible for the record keeping task of debiting credits from

County mitigation banks as projects are approved.

County Departments shall not be bound to purchase credits from a County mitigation bank when fulfilling the requirement for mitigation of the impacts of a project. If it is appropriate and in the best interests of the County, the County may purchase credits or land from a private bank.

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MITIGATION BANKING POLICY

E. Ownership Requirements.

Mitigation banks must be maintained in perpetuity. Title may be held in fee by the County, the Wildlife Agencies or another entity authorized in the Mitigation Bank Agreement. For banks held in fee by the County, the Wildlife Agencies require that the County grant an open space easement over mitigation bank property either to a non-profit organization which has as its primary purpose the preservation, protection or enhancement of land in its natural, scenic, forested or open space condition or use, or to the State Department of Fish and Game, or any district or other state or local governmental entity if otherwise authorized to acquire and hold title to real property.

F. Land/Resource Management/Assessment of Costs.

Management of resources present in the mitigation banks is necessary in order to maintain the bank's habitat value. Before property is acquired for a County mitigation bank, a management plan for the property shall be prepared under the direction of the Department of Parks and Recreation and approved by the MBT Committee. The goal of the management plan shall be to maintain the property, and the resources present on the property, as a viable habitat, in perpetuity. The management plan shall include, but not be limited to the following:

- Baseline environmental data (type, quality, extent and location of resources on the property).
- A description of the number of credits available.
- A description of the access control measures to be taken.
- A description of the vegetation management techniques

appropriate to the resources.

- A listing of any reporting requirements established by the Resource Agencies.
- An estimate of the start-up and annual costs for administration and management activities, including an estimate of the amount necessary to capitalize a trust account to support the bank in perpetuity.
- Any other management activity specifically required in order to maintain the resources in their present condition.

The management plan for County mitigation banks should be approved by the Resource Agencies, and included in the terms of the mitigation banking agreement identified in Section 1. C., above. The management plan shall be administered under the direction of the Department of Parks and Recreation, unless another agency has been designated by the Board of Supervisors to administer the management plan for County mitigation banks. Based on the resources present, size and location of the bank in relation to other open space lands managed by

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the County, management activities may be carried out directly by County staff or under contract with a private resource manager. The cost of the preparation of the management plans should either be included in the planning costs of a County project requiring the establishment of a bank or as part of the annual Department of Parks and Recreation budget. This determination will be made by the Board of Supervisors during the annual budget process.

G. Funding Requirements/Cost of Credits.

For County projects, costs associated with the mitigation bank will be borne by the Departments which initiate the projects ultimately using credits in a Bank. Based on the information obtained from the management plan referenced above, a trust account will be established by Auditor and Controller to fund the management and administration of the bank. Interest from the account will be used to fund administration and management costs. If an enterprise fund was used to initially establish a mitigation bank, as credits are allocated to County projects, a prorated amount for the initial

capitalization shall be paid to the account that originally established the trust fund. A separate Resource Replacement Fund be established for replacing the resource value of banks as they are credited to projects through either buying additional lands or credits in private banks. The purchase of each credit should include a contribution to this replacement fund in addition to contributing to the operation and maintenance fund. The MBT Committee shall determine the credit cost per unit.

Section 2. Private Mitigation Banks.

A. County Recognition of Private Mitigation Banks.

The County will rely upon the Wildlife Agencies and private individuals for the establishment of private mitigation banks. The Official Policy on Conservation Banks sets forth standards and criteria for establishment of private mitigation banks. This Policy requires an agreements between the bank developer and the appropriate regulatory agency(s). The Official Policy provides for assuring biological viability, resource protection, resource management, and establishment of credits. Prior to the approval of a bank in the unincorporated area by the State of California, the County will request that it be notified and allowed to review the proposed bank and comment on the conformance of proposed banks with this policy (Section 1.B.1-3). The MBT Committee shall review and comment on each proposal for a private mitigation bank within 30 days of the receipt of the request. The County shall rely on the Wildlife Agencies to require and approve management plans for private mitigation banks.

The County will also request the State to provide the County with a list of approved banks in the San Diego region which the County will make available by posting to agencies and private individuals needing mitigation credits.

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B. Guidelines for the Use of Mitigation Credits from Private Mitigation Banks for Private Projects.

When a project proposes to use mitigation credits from a private mitigation bank, the Department of Planning and Land Use shall verify the bank has a valid mitigation bank agreement approved by the Wildlife Agencies. The privately owned bank owner/manager and project proponent shall also be required to provide to the Department of Planning and Land Use an accounting of the available mitigation bank credits.

The Department of Planning and Land Use shall review the proposal for use of mitigation credits and shall submit a recommendation on the use of such credits to the approving authority. Use of mitigation credits shall be reviewed and approved on a case by case basis.

C. Administration of Privately Owned Banks.

Responsibility for administration of privately owned mitigation banks shall be established and monitored by the Wildlife Agencies as a requirement of mitigation banking agreements.

Costs associated with the use of privately owned mitigation banks will be addressed in a manner consistent with the terms of the mitigation bank agreement approved by the Wildlife Agencies.

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MITIGATION BANKING POLICY

Board Action
10/4/95 (2)

Sunset Date
12/31/03

CAO Reference

1. Department of Planning and Land Use
2. Department of Parks and Recreation
3. Department of Public Works
4. General Services

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ATTACHMENT M

TABLE OF MITIGATION RATIOS

TIER I	Impacted land	
<i>Mitigation Site*</i>	meets criteria for biological resource core area	does not meet criteria for biological resource core area
meets criteria for biological resource core area	2:1	1:1
does not meet the criteria for biological resource core area	3:1	2:1

TIER II	Impacted land	
<i>Mitigation Site*</i>	meets criteria for biological resource core area	does not meet criteria for biological resource core area
meets criteria for biological resource core area	1.5:1	1:1
does not meet the criteria for biological resource core area	2:1	1.5:1

TIER III	Impacted land	
<i>Mitigation Site*</i>	meets criteria for biological resource core area	does not meet criteria for biological resource core area
meets criteria for biological resource core area	1:1	0.5:1
does not meet the criteria for biological resource core area	1.5:1	1:1

* Impacts to vegetation communities within the MSCP Subarea shall be mitigated within the MSCP Subarea